



**Town of Arlington, Massachusetts**  
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## **Building Committee Minutes 07-06-2004**

**APPROVED**

**TOWN OF ARLINGTON  
 MINUTES  
 REGULAR MEETING  
 PERMANENT TOWN BUILDING COMMITTEE  
 TUESDAY, JULY 6, 2004**

**PRESENT:** William Shea, Vice Chairman John Sanchez  
 Thomas Caccavaro Charles Stretton  
 Kathleen Donovan Brian Sullivan  
 Robert Juusola

**ABSENT:** John Cole Suzanne Owayda

**PARTICIPANTS:** Stefan Chaires, DRA  
 Mark Miano, Supervisor/Maintenance

**CALL TO ORDER:** 7:30 p.m.

### **BRACKETT SCHOOL NOISE REMEDIATION – S. CHAIRES**

- Mr. Wayne Matson from TCI has been contacted to see if the fan deck on the rooftop unit in question can be replaced to help with the noise level.

### **PEIRCE SCHOOL CLOSE-OUT – S. CHAIRES/M. MIANO**

- Mr. Miano reported that the biggest building issue is the matter of the boilers that are not properly sequencing due to what has been determined as a programming problem. Due to this problem, Mr. Miano warned that the boilers could burn out. (There was some discussion about whether this was a warranty issue or a punch list item and whether the contractor was ever notified in a timely manner that there was a problem with the boilers. Mr. Miano affirmed that the contractor was notified that there was a problem from "day one." Mr. Chaires also recalled the same.) Many calls have been placed to the subcontractor who is currently not returning calls.

Because the contractor has assured the committee that all issues will be addressed this week, the committee will review the issue of the boilers at its next meeting. Mr. Miano expressed concern about testing the boilers during the summer months. Testing of the valves in the radiators should not be done until the winter months.

- The matter of the installation of the sleeves for the sprinkler system is still pending. Mr. Caccavaro indicated that the contractor had returned all money for the sleeves. Ms. Donovan noted that it would cost the town more to install the sleeves now.

- Handicapped design issues are being challenged by a Mr. Bruno who will provide the architect with a list of items for his review. The architect will re-verify all of Mr. Bruno's measurements and will address the issue at the next meeting of the PTBC.

### **PROJECT MANAGER – T. CACCAVARO**

- The Project Manager position for the Peirce project has been advertised. A subcommittee (Stretton, Juusola, Caccavaro, Sullivan, Donovan) will review the bids. Mr. Shea will check as to the date the bids will be opened and will schedule a meeting as soon as possible to set up interviews.

### **DALLIN**

- Mr. Chaires distributed a copy of the consultant's (Daedalus) review of the Dallin project documents for the committee's review. Discussion will be scheduled for the next meeting.

- It was recommended by Mr. Chaires that Castagna be invited to the next meeting to discuss boiler items and warranty and testing.

- There is a possible change order coming due related to some Fire Department work involving the existing master box. Mr. Chaires will come back to the committee with a price for a new one.

**Minutes – PTBC – July 6, 2004****INVOICES**

On a **Motion** by Ms. Donovan and seconded it was VOTED to approve the following invoices:

- **Johnson Controls - \$1,101.31 – Brackett – start-up services this spring in replacing compressor**
  - **Conn, Kavanagh, Rosenthal, Peisch & Ford**
  - o **Dallin - \$211.50**
  - o **Hardy Noise Issue - \$330.00**
  - o **Peirce – correspondence with CAM HVAC re direct payment claim - \$95.40**
- ROLL CALL VOTE: Unanimous

**BRACKETT – COMPRESSOR**

On a **Motion** by Ms. Donovan and seconded, it was VOTED to approve the draft of a letter prepared by Mr. Addelson to DRA seeking reimbursement of the costs incurred to repair the rooftop unit at the Brackett School for an amount of approximately \$24,000. VOTE: Unanimous

**ADJOURNMENT**

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Marie Carroll